



June 19, 2013

Dear Alameda Property Owner or Resident:

This letter is to inform you that the City of Alameda has received an **application for Design Review** (PLN13-0137) from your neighbor at **924 Taylor Avenue**. Planning Division staff will review the project and a final decision will be made on July 2, 2013.

**DESCRIPTION OF WORK:**

The project consists of raising the house 2 feet to accommodate conversion of the basement to habitable space with a 1-car garage, a 2-story rear addition largely within the footprint of a previous addition that is to be removed, and a 147 sq ft second story deck on the east side of the building. Horizontal lap siding will be restored and replacement windows shall be wood.

The project is located within an R-4, Neighborhood Residential District.

Because the proposal includes additions and modifications to the existing single-family dwelling, which is located 3'-4" from the west (right) property line, where a minimum five-foot setback is required, a finding must be made pursuant to AMC 30-5.7 (k) & (l), that no adverse effects such as shading, or view blockage would occur on an adjoining property.

**TO FIND OUT MORE:**

Plans are available for review Monday through Thursday at the City of Alameda Community Development Department, 2263 Santa Clara Avenue, Room 190. Plans are also available online at <https://aca.accela.com/alameda/>. **Laura Ajello**, the project planner, may be contacted at **747-6870** if you would like to discuss this project. You may also provide comments via email: [lajello@ci.alameda.ca.us](mailto:lajello@ci.alameda.ca.us).

**COMMENTS?**

Written comments (e-mail is acceptable) may be submitted to the Community Development Department within ten (10) calendar days of this letter. Based on all the information in the record, a determination to approve or deny the application will be made on **July 2, 2013**.

**TO APPEAL THE DECISION OF THE PLANNING DIRECTOR:**

Once the decision is made, a ten (10) calendar day appeal period shall commence. During that ten day period, any interested person may appeal the decision to the Alameda Planning Board. The appeal must be in writing and filed with the Community Development Department, Planning Division. The appeal must state in detail the factual basis for the appeal. A fee of \$250 (+ \$500 Deposit) is required at the time of submittal of the appeal for a residential project. An appeal fee of \$350 (+ \$2,500 Deposit) is required for the appeal of a commercial project.